



THE WOODMONT COMPANY



MANSFIELD TOWN CENTER

2041 Highway 287 North & 101-121 Debbie Lane | Mansfield, TX 76063

BRYAN DYER | bdyer@woodmont.com | 817.925.9259

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

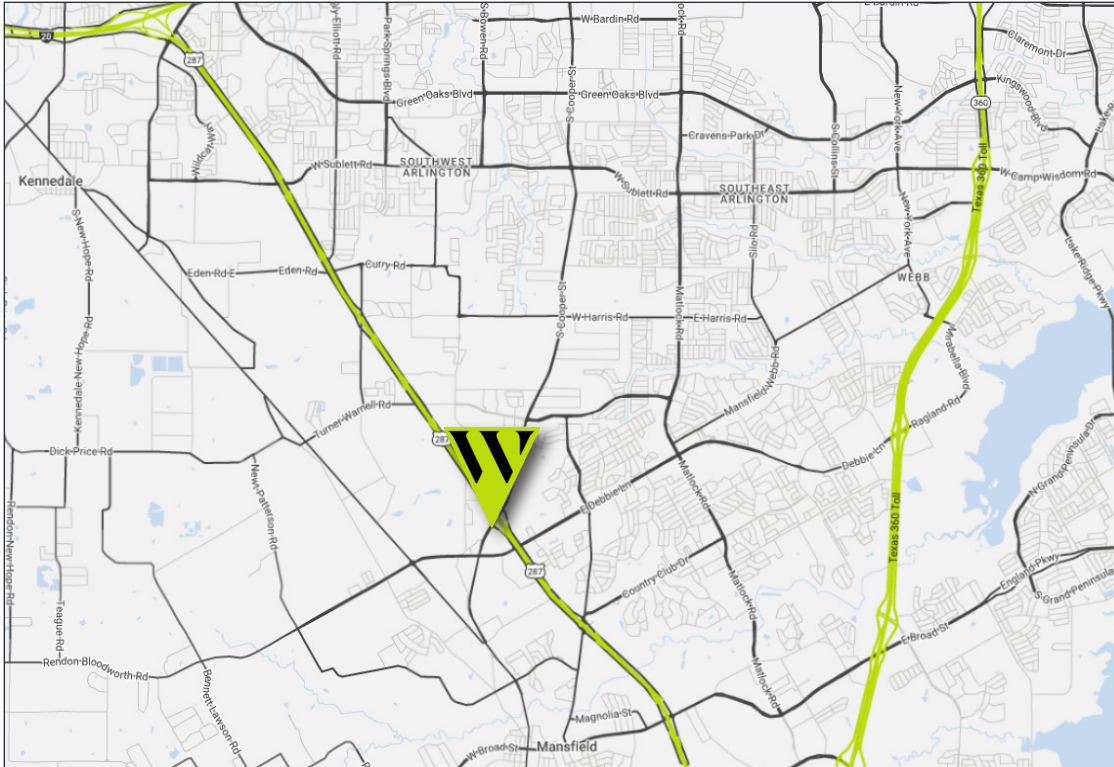
WOODMONT.COM

PROPERTY INFORMATION



THE WOODMONT COMPANY

2041 HIGHWAY 287 NORTH & 101-121 DEBBIE LANE | MANSFIELD, TX 76063



LOCATION

2041 Highway 287 North & 101-121 Debbie Lane |
Mansfield, TX 76063

HIGHLIGHTS

- West side of Hwy 287 N; East & West of Cooper (FM 157)
- +/- 450,000 Total SF
- 5 and 8-acre parcels available for additional development

AREA RETAILERS & RESTAURANTS



DEMOGRAPHICS

Distance	3 Miles	5 Miles	10 Miles
Population	47,714	171,383	633,758
Avg. HH Income	\$131,085	\$127,602	\$108,136

PROPERTY SITE PLAN



THE WOODMONT COMPANY

2041 HIGHWAY 287 NORTH & 101-121 DEBBIE LANE | MANSFIELD, TX 76063



AVAILABLE
8 Acres

PROPOSED
OFF-RAMP

AVAILABLE
11/1/2025
5,127 SF BUILDING
ON 1.18 ACRES

PROPOSED
BUILDINGS
AND PARKING
OR PAD SITES
OR GROUND LEASE

1971 HWY 287 N		
UNIT	TENANT	SQFT
» 105	Visionworks	3,516
» 113	at&t	4,041
» 121	CHARLEYS	2,149
» 125	Chipotle	2,211

- MOMUMENT SIGNAGE
- PLYON SIGNAGE

121 W DEBBIE LANE		
UNIT	TENANT	SQFT
» 131	Available (2nd Generation Restaurant)	4,270
» 121	Glo Sun Spa	4,586
» 119	Fancy Nails	2,651
» 117	Title Max	2,269
» 113	U.S. Armed Forces	3,563
» 105	MUSIC & ARTS	2,535

111 W DEBBIE LN		
UNIT	TENANT	SQFT
» 105	Breeze Urgent Care	1,600
» 107	FedEx Office Print & Ship Services	1,670
» 103	Puppy Dreams	1,825
» 101	Texas Health Urgent Care	3,543

101 W DEBBIE LN		
UNIT	TENANT	SQFT
» 100	KNOCKOUTS HAIRCUTS FOR MEN	1,080
» 102	MATTRESS FIRM	4,245
» 104	Mathnasium	1,666
» 106	Monarch Dental	3,709
» 108	ESLIE'S SWIMMING POOL SUPPLIES	3,090
» 112	T-Mobile	3,110

2041 HWY 287 N					
UNIT	TENANT	SQFT	UNIT	TENANT	SQFT
» 101	Future Retail	4,490	» 501	Michaels	21,300
			» 601	PETCO	15,448
» 103	Balquees Coffee	1,800	» 613	RALLY HOUSE LOCAL STORE	6,616
» 105	Crosspointe Dental	2,114	» 617	Exxel Nail/Spa	2,041
» 111	five BELOW	8,944	» 623	Air Force Recruiting	2,000
» 115	Suzushi Sushi & Grill	3,612			
» 119	AMERICA'S BEST CONTACTS & EYEGLASSES	3,597	» 701	BEST BUY	30,000
» 121	LANE BRYANT AVAILABLE 2/1/2027	4,485	» 803	ULTA	8,625
			» 815	ULTA	10,299
» 203	SKECHERS	7,870	» 823	EUROPEAN DAY SPA	1,800
» 213	carter's	4,156	» 901	CINEMARK	45,033
» 301	Marshalls HomeGoods	50,225			

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

INFORMATION ABOUT BROKERAGE SERVICES



THE WOODMONT COMPANY

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

- **AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
 - Must treat all parties to the transaction impartially and fairly;
 - May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
 - Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

THE WOODMONT COMPANY	302455	contact@woodmont.com	817-732-4000
Broker Firm Name	License No.	Email	Phone
STEPHEN COSLIK	237614	contact@woodmont.com	817-732-4000
Designated Broker of Firm	License No.	Email	Phone



Regulated by the Texas Real Estate Commission

2025 - Information available at www.trec.texas.gov